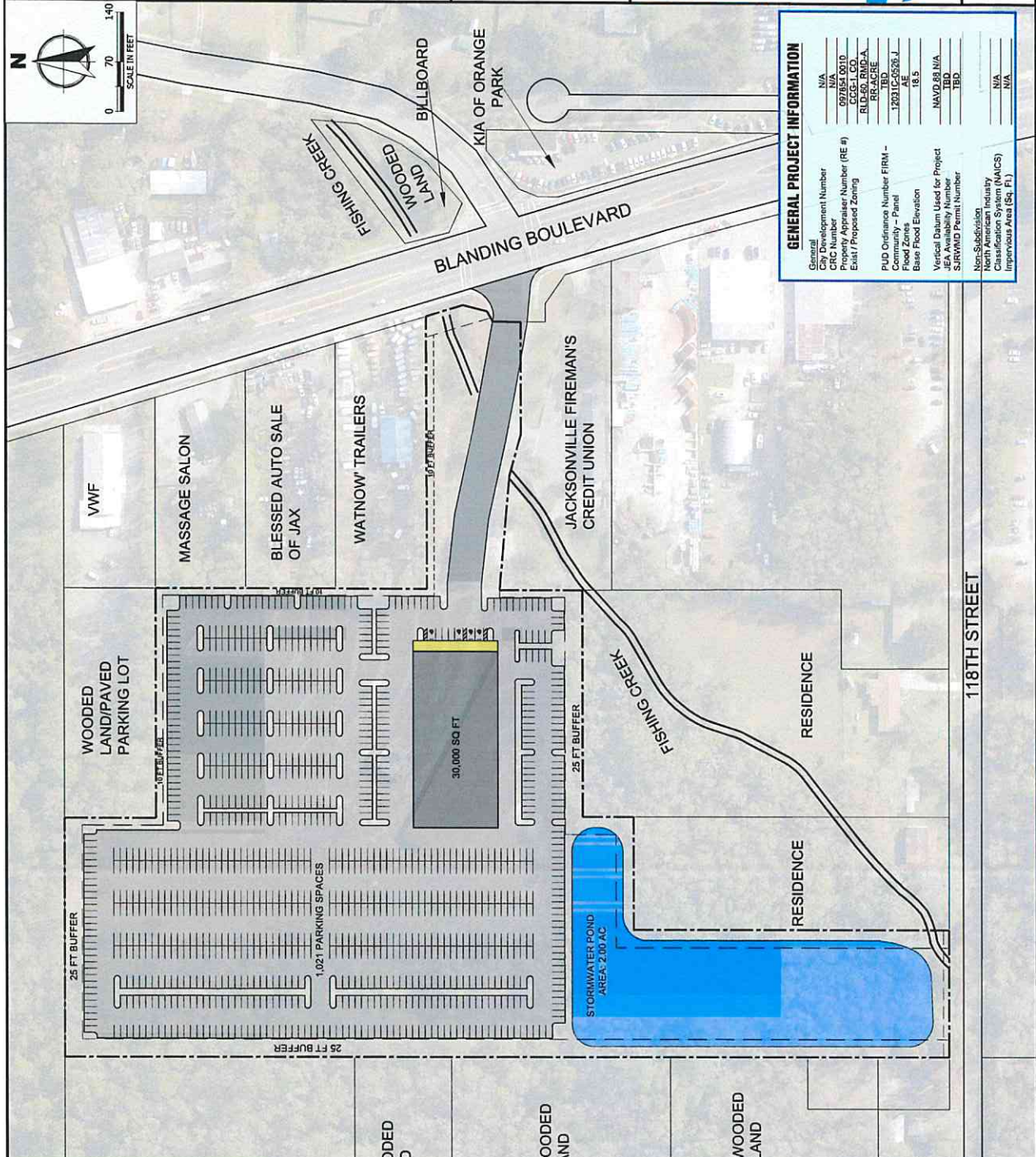


<b>ALMOND</b> ENGINEERING CONSULTING CIVIL ENGINEERS 6277 Dupont Station Court East, Suite 1 Jacksonville, FL 32217 (904) 306-0162	Auto Boutique Blvd 6300 Blanding Blvd	MASTER SITE PLAN	AE JOB NO. 21-43 DESIGN: WAB DRAWN: SSD CHECKED: EJA PLOT DATE: 5/24/2021
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C-100



GENERAL PROJECT INFORMATION	
General	N/A
City Development Number	N/A
CRC Number	097851 0010
Property Appraiser Number (RE #)	BLD-06-RD-0A
Exist / Proposed Zoning	RR-AC/BE
PUD Ordinance Number FIRM -	TBD
Community - Panel	12031D-0528 J
Flood Zone	1B.5
Base Flood Elevation	18.5
Vertical Datum Used for Project	NAVD 88 N/A
JEA Availability Number	TBD
SHRMID Permit Number	TBD
Non-Subdivision	N/A
North American Industry Classification System (NAICS)	N/A
Impervious Area (SQ. FT.)	N/A

**PROJECT CONTACTS**

**OWNER**  
 ALMOND ENGINEERING, P.A.  
 6277 Dupont Station Court East, Suite 1  
 Jacksonville, Florida 32217  
 PH: 904.306.0162

**DEVELOPER**  
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**LANDSCAPE ARCHITECT / WOODED LAND**  
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 A & K LAND PLANNING  
 426 Tortoise Trce  
 Jacksonville, Florida 32259  
 PH: 904.476.9692

**SITE DATA SUMMARY**

Total Site Area:	13.69 ac
Wetland Area:	0.82 ac
Water Area:	12.87 ac
Upland Area:	CCG-1, CO, RLD-60, RMD-A, RR-ACRE / PUD
Exist / Proposed Zoning:	CCG, CO, RLD, RMD, RR / CCG
Map Panel:	100' x 100', 25' Grid
Planning District:	6518
Council District:	4
Census Tract:	9
CGZ Zoning Requirements:	013521
Minimum Lot Width:	NONE
Minimum Lot Area:	NONE
Minimum Lot Coverage:	NONE
I.S.R.:	85%
Minimum Yard Requirements:	NONE
Front Setback:	NONE
Rear Setback:	10'
Max Structure Height:	60'
Parking Requirements for Retail / Office Use:	1 space per 100 sq ft of floor area
ADA Spaces for (75-100) = 4	30,000 sq ft / 1000 x (3) = 90 spaces required - 135 Provided
Provided ADA Spaces = 4	ADA Spaces for (75-100) = 4
1 Rack Station for 4 bicycles provided	42,900 / 10,000 = 4.29



VICINITY MAP